

# *Town of Scituate*

ZONING BOARD OF APPEALS

600 Chief Justice Cushing Hwy.  
Scituate, Massachusetts 02066  
(781) 545-8716



RECEIVED  
2023 AUG 22 PM 2:00  
TOWN OF SCITUATE  
TOWN CLERK

Decision of the Scituate Zoning Board of Appeals on the application of Horace and Emily Tjakra of 72 Glades Road, Scituate, MA 02066 for a Special Permit or finding pursuant to M.G.L. Chapter 40A, Section 6 and Sections 810.2, and 470.6F of the Scituate Zoning Bylaw and any other relief to allow the reconstruction of a single-family dwelling located at 72 Glades Road, Scituate, MA 02066 (Assessor's Map 5, Block 4, Parcel 27), which was destroyed by fire.

The application was received, advertised, and a public hearing was held on June 15, 2023, with the following members of the Zoning Board of Appeals hearing the application:

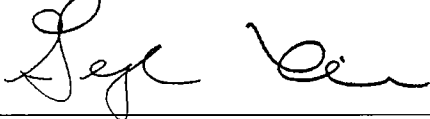
George Xixis, Chair  
Christopher Carchia  
Justin M. Marks

Prior to the fire the dwelling was non-conforming as to front and side yard setbacks. The lot is non-conforming with respect to lot area, lot width and lot frontage. Said reconstruction is shown on a plan prepared by Morse Engineering Co. Inc. dated May 17, 2023 ("the Plan"). The proposed reconstruction would not change the lot area, lot width and lot frontage. The proposed plan would not change the front setback, the right-side setback would improve to 3.1 feet, the left side setback would improve to 3.9 feet, and the rear setback would decrease to 99 feet. The square footage of the home will increase from the measurement prior to the fire of 2,298 SF to 3,590 SF (56% increase).

After hearing testimony from Gregory Morse from Morse Engineering Co. and reviewing the Plan, the Board voted unanimously to grant the special permit to allow the reconstruction in accordance with the Plan. In doing so the Board found:

1. That the proposed reconstruction will not create any new nonconformities
2. To the extent the proposed reconstruction intensifies any existing nonconformities such intensification will not be substantially more detrimental to the surrounding neighborhood.

SCITUATE ZONING BOARD OF APPEALS



George Xixis, Chairman



Christopher Carchia



Justin M. Marks

Filed with the Town Clerk and the Planning Board on: August 22, 2023

Appeal of any decision of the Zoning Board of Appeals may be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed in a court of competent jurisdiction. Proof of that filing shall be provided to the Town Clerk within twenty (20) days of the date of the filing of the decision with the Town Clerk.